

**MINUTES
TOWN OF FORT MILL
TOWN COUNCIL MEETING
September 8, 2014
7:00 PM**

Present: Councilmen Spratt, Helms, Adams, Councilwoman Savage, Mayor Funderburk, Manager Pieper

Absent: Councilmen Huntley

Guests: Town Engineer, Paul Mitchell, Planning Director, Joe Cronin, Assistant Planner, Chris Pettit, Fire Chief, Jeff Hooper, Fort Mill Police, Bryan Zachary, Business Manager/ Municipal Clerk, Dana Powell and John Marks.

Mayor Funderburk called the meeting to order at 7:00 pm and led the Pledge of Allegiance. Councilman Adams gave the invocation and the Mayor welcomed everyone to the meeting. Councilwoman Savage made a motion to approve the August 25, 2014 minutes with a second by Councilman Helms. The motion was approved with a 5-0 vote.

PUBLIC COMMENT

Mayor Funderburk opened the meeting for public comments. Mayor Funderburk recognized Carrie Henderson, President of the Cascades of River Crossing. Ms. Henderson was also representing the Townes at River Crossing regarding the current zoning status for both properties. A petition between the communities was organized, signed and mailed to the Town in August asking for Council to rezone the properties. Ms. Henderson provided a brief presentation of the zoning issues. Mayor Funderburk thanked Ms. Henderson for her time.

Mayor Funderburk recognized Renee Walser, who spoke regarding a recent request from York County Probate Court and her personal concerns. Mayor Funderburk thanked Ms. Walser for her time.

PRESENTATIONS

1. Presentation of Town Manager's Recommended Budget for FY 2014-15:

Dennis Pieper, Town Manager, provided a presentation of the proposed 2014-15 budget. Presentation included revenue highlights such as building permits, hospitality tax, etc. Expenditure highlights include a proposed 2% cost of living increase for all employees. Councilwoman Savage recommended a 3% cost of living increase. Mr. Pieper stated we could fund this from contingency without increasing the overall budget. There is a 4% increase to water and sewer rates included in the budget as well. Capital Projects Fund includes Mausoleum sales, Hospitality tax collections, renovations to Fire Station 2, and

a Utility department software update. Councilman Adams extends his thanks and appreciation to Town Staff for their work on the proposed budget. Town Manager Pieper stated this was the smoothest budget process he has ever experienced. Mayor Funderburk also extends his thanks and appreciation for all work done on the proposed budget.

2. Presentation of Paradise Neighborhood Revitalization Phase I CDBG Application:

Jason Vance of the Catawba Regional Council of Governments provides an update regarding the Towns application for the grant. Jason presented a list outlining the type of improvements the grant will be used for including waterline improvements, installation of sidewalk, and destruction of condemned homes and construction of monument style entrance signs. Councilman Adams asked how much the Town would need to match if Grant is approved. Jason stated that \$68,000 would be needed from the Town as part of the local match.

3. Presentation of Childhood Cancer Awareness Month:

Kimberly Starnes, Event & Media Coordinator introduces Strawberry Festival Director, Patty Mercer to council. Ms. Mercer introduces prior Queen Erica Mauldin and Official Judges liaison, Wilma Lambert. Ms. Mercer introduces prior Queen, Dana Boutwell, to present information on Childhood Cancer Awareness. Ms. Boutwell thanks Council for their time and stated her personal experience with friends and childhood cancer. Dana provides an presentation regarding Childhood Cancer statistics and problems. Mayor presented Proclamation that states September as the Childhood Cancer Awareness Month for the Town of Fort Mill.

PUBLIC HEARINGS ITEMS

1. Public Hearing for Paradise Neighborhood Revitalization Phase I CDBG Application: Mayor Funderburk opened the Public Hearing portion of the meeting. There were no speakers. No comments were received.
2. Public Hearing for an ordinance to adopt the Budget for the Town of Fort Mill, South Carolina, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2014: Comment received for both Public Hearing Item #1 and 2. See below Mr. Rogat's comment.
3. Public Hearing for an ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina, for the Tax Year ending December 31, 2014, and for the Fiscal Year ending September 30, 2015: Mr. Al Rogat stated that with the Water/Sewer fee increases in addition to the Electricity fee increase he would like to see a fair increase. Mr. Rogat asked Council to consider the raise in millage instead of raising water and sewer rates and franchise rates.
4. Public Hearing for an ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article IX, Legal Status Provisions; Section 3, Nonconforming uses; so as to amend the requirements pertaining to the reestablishment and reconstruction of nonconforming uses and structures: Ms. Clair McKay urges Council to approve the

ordinance for the sake of the community. Ms. Deborah Roth asked why the zoning changed and/or why it was zoned the way it is. Joe Cronin, Planning Director, explained that it was never rezoned but in late 2005 permitted uses changed. The homes were considered grandfathered under the zoning designation highway commercial which did not allow townhomes. The ordinance should satisfy issues the community is having with banks.

5. Public Hearing for an ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to add three new zoning districts to the list of districts established within the town; Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to remove townhomes from the list of permitted uses within the R-5 District; and Article II, Requirements by Districts; so as to add three new sections to be called Section 25, RT-4 Residential District; Section 26, RT-8 Residential District; and Section 27, RT-12 Residential District: Ms. Clair McKay asked if this was going to be a positive change. Council and Joe Cronin advised that it would in fact be a positive.
6. Public Hearing for an ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Cascades at River Crossing subdivision, containing 216 parcels on approximately 24.3 +/- acres located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential: Councilman Adams stated again that this would resolve issues with the banks regarding the zoning designation.
7. Public Hearing for an ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Townes at River Crossing subdivision, containing 144 parcels on approximately 13.8 acres +/- located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential: Ms. Pat Gurchen advised that she supported the change.
8. Public Hearing for an ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-20-01-009, containing approximately 1.4 acres located at 333 U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential: : Ms. Cleopatra Allen stated that she supported the change.
9. Public Hearing for an ordinance annexing York County Tax Map Numbers 774-00-00-004 & 774-00-00-005, containing approximately 168 acres on S Dobys Bridge Road: Mr. Gary Taylor stated that he lives next to the project and he would like to know if the tree line is going to be left. Joe Cronin advised that a 35ft natural buffer is part of the agreement.
10. Public Hearing for an ordinance annexing York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-054 (p), containing approximately 35 acres on Whites Road (p), containing approximately 35 acres on Whites Road: There

were no speakers. No comments were received. Mayor Funderburk closed the Public Hearing portion of the meeting.

OLD BUSINESS

1. Second Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article IX, Legal Status Provisions; Section 3, Nonconforming uses; so as to amend the requirements pertaining to the reestablishment and reconstruction of nonconforming uses and structures: No comments were received. Councilman Adams made a motion to approve as second reading. The motion was seconded by Councilwoman Savage. The motion passed by a 5-0 vote.
2. Second Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to add three new zoning districts to the list of districts established within the town; Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to remove townhomes from the list of permitted uses within the R-5 District; and Article II, Requirements by Districts; so as to add three new sections to be called Section 25, RT-4 Residential District; Section 26, RT-8 Residential District; and Section 27, RT-12 Residential District: No comments were received. Councilwoman Savage made a motion to approve as second reading. The motion was seconded by Councilman Spratt. The motion passed by a 5-0 vote.
3. Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Cascades at River Crossing subdivision, containing 216 parcels on approximately 24.3 +/- acres located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential: Old Business items #3, #4 and #5 were combined. No comments were received. Councilman Spratt made a motion to approve as second reading. The motion was seconded by Councilwoman Savage. The motion passed by a 5-0 vote.
4. Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Townes at River Crossing subdivision, containing 144 parcels on approximately 13.8 acres +/- located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential: Old Business items #3, #4 and #5 were combined. No comments were received. Councilman Spratt made a motion to approve as second reading. The motion was seconded by Councilwoman Savage. The motion passed by a 5-0 vote.
5. Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-20-01-009, containing approximately 1.4 acres located at 333 U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential: Old Business items #3, #4 and #5 were combined. No comments were received. Councilman Spratt made a

motion to approve as second reading. The motion was seconded by Councilwoman Savage. The motion passed by a 5-0 vote.

NEW BUSINESS

1. First Reading: An ordinance to adopt the Budget for the Town of Fort Mill, South Carolina, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015: Councilwoman Savage made a motion to approve as first reading. The motion was seconded by Councilman Adams. The motion passed by a 5-0 vote.
2. First Reading: An ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina, for the Tax Year ending December 31, 2014, and for the Fiscal Year ending September 30, 2015: Councilwoman Savage made a motion to approve as first reading with the 3% cost of living increase for Town employees. The motion was seconded by Councilman Adams. The motion passed by a 5-0 vote.
3. First Reading: An ordinance annexing York County Tax Map Numbers 774-00-00-004 & 774-00-00-005, containing approximately 168 acres on S Dobys Bridge Road: Councilman Adams asked what is proposed to be built. Joe Cronin, Planning Director, advised that the family has requested a R-5 zoning which would be eligible for annexation. Currently the plans include 386 single family homes with two homes per acre. The Planning Commission has reviewed the plans and there is a 4 to 1 concern about traffic capacity of Dobys Bridge. Councilman Adams asked how waterline service would be handled. Joe advised that the line that currently services Riverchase would have to be extended. Councilwoman Savage stated that she appreciates the material being presented but she cannot agree with the plans to add more homes and fundamentally more traffic to the area. Councilman Adams agreed with Councilwoman Savage. Kevin Granelli explained their plans to evaluate the traffic impact of additional cars to the affected roadways. Kevin Granelli welcomes suggestions from Council how to better prepare for the increased traffic. Councilman Adams stated that this construction would also affect the School system budget. Kevin Granelli stated that he certainly would not want to see the growth of Fort Mill stopped. Councilman Adams added that there is already heavy traffic flow by CVS and the Bypass. His suggestion is to wait until the road is finished before building is started. No motion was made.
4. First Reading: An ordinance annexing York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-054 (p), containing approximately 35 acres on Whites Road: Councilwoman Savage stated that she feels the same way about this item as the previous. No motion was made.
5. First Reading: An ordinance authorizing a second amendment to the Development Agreement by and between SDG Properties, LLC, and the Town of Fort Mill to extend the term of the Agreement, and provide for on site and off site road improvements and utility services to benefit the property, and related commitments

and contributions by the developer; and other matters relating thereto: Item was discussed during Executive Session.

6. First Reading: An ordinance authorizing a first amendment to the Development Agreement by and between Sustainable Development Group, Inc., and the Town of Fort Mill to provide for improvements and utility services to benefit the property; and other matters relating thereto: Item was discussed during Executive Session.
7. First Reading: An ordinance authorizing an agreement between the Town of Fort Mill and Crescent Communities, LLC, regarding water and sewer service: Item was discussed during Executive Session.
8. First Reading: An ordinance authorizing an agreement between the Town of Fort Mill and the City of Tega Cay for the transportation and treatment of wastewater : Item was discussed during Executive Session.
9. Local Match Resolution for the Paradise Neighborhood Revitalization Phase I CDBG: Councilwoman Savage made a motion to approve as first reading. The motion was seconded by Councilman Adams. The motion passed by a 5-0 vote.

ITEMS FOR INFORMATION.

Joe Cronin, Planning Director, stated that in order to follow up with the June Council Workshop a request to meet with Council has been submitted. This meeting would be similar as held in February. Mayor Funderburk asked Town Staff to arrange this meeting.

EXECUTIVE SESSION

A motion to enter into executive session was made by Councilman Spratt and seconded by Councilwoman Savage. The vote in favor of the motion was unanimous. Council entered into executive session at 8:18 pm.

Council returned to chambers and Mayor Funderburk called the meeting back to open session at 9:37 pm. Mayor Funderburk stated that “no action was taken in executive session.”

New Business Item #5: Councilman Spratt made a motion to approve as first reading. The motion was seconded by Councilwoman Savage. The motion passed by a 5-0 vote.

New Business Item #6: Councilwoman Savage made a motion to approve as first reading. The motion was seconded by Councilwoman Adams. The motion passed by a 5-0 vote.

New Business Item #7: Councilwoman Savage made a motion to approve as first reading. The motion was seconded by Councilman Helms. The motion passed by a 5-0 vote.

New Business Item #8: Councilman Helms made a motion to approve as first reading. The motion was seconded by Councilman Spratt. The motion passed by a 5-0 vote.

GENERAL DISCUSSION

Councilwoman Savage stated that during recent media coverage she questioned what makes a great community. After some thought Councilwoman Savage concluded that a great community is one without debt, is attractive, and Council takes on challenges that are presented.

Councilman Adams stated that he visited the Fort Mill First Friday and had great food and the event was excellent.

Councilman Helms agreed with Councilwoman Savage.

Councilman Spratt agreed with Councilwoman Savage and Councilman Helms and stated that there are many moving parts serving as a council member and it is not an easy job. There is not one issue but rather lots of issues. Councilman Spratt extended his thanks to Council and Town Staff.

ADJOURN

Motion to adjourn was made by Councilwoman Savage and seconded by Councilman Spratt. The motion to adjourn was approved unanimously.

Meeting was adjourned at 9:45 pm

Respectfully submitted,

Dana Powell
Municipal Clerk